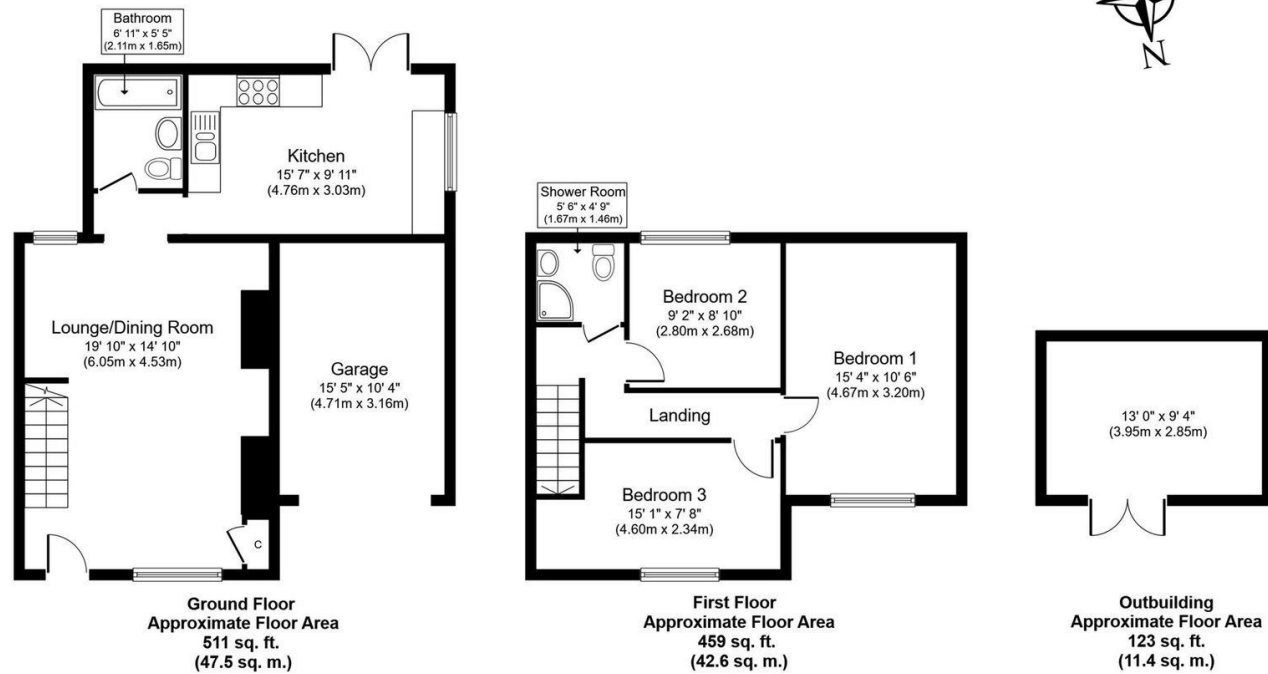


Mill Road, Mutford  
OIEO £290,000 Freehold



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Viewings strictly by appointment with: 297 Fakenham Road, Norwich, NR8 6LE

Taverham **01603 261104**  
Norwich **01603 740044**

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We bring to prospective purchasers attention that we, as estate agents for the property, have not tested any appliances and purchasers should make their own enquiries of the relevant Authorities regarding the connection and viability of all services. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.

- Renovated Country Cottage
- Three Well Proportioned Bedrooms
- Open Plan Sitting/Dining Room
- Fitted Kitchen With Breakfast Bar
- Modern Family Bathroom & Shower Room
- Substantial Corner Plot
- Landscaped Gardens
- Driveway & Brick Built Car Port
- Sought After Village Location
- EPC Rating Tbc / Council Tax Band B



## Description

Iconic are delighted to market this attractive three bedroom cottage in the sought after village of Mutford just 4 miles from Beccles.

Offering beautiful paddock views to the front aspect, this three bedroom property has been modernised to a high standard throughout and early viewing is essential.

The accommodation comprises; A wonderful open plan sitting/dining room with high quality laminate flooring, feature Stovax fireplace and a door leading to the rear lobby. The rear lobby has an opening to the kitchen/dining room and a further door leading to the family bathroom. Located to the rear of the property, the kitchen/dining room is fitted with a range of modern base units and has space and provision for a range cooker, fridge/freezer and a washing machine. Furthermore, there is a fitted stainless steel sink/drainage and an extractor hood above the range cooker space. There is also a breakfast bar and French doors which lead to the rear garden. The family bathroom is a modern three piece white suite which comprises a panel bath with shower over, low level WC and a hand wash basin with vanity unit beneath. The bathroom also benefits from fully tiled walls, floors and has a designer fitted radiator.

To the first floor, there are three well proportioned bedrooms with the two principal rooms benefitting from paddock views to the front aspect. From the landing there is also a shower room with shower cubicle, low level WC and a hand wash basin with vanity unit beneath.

The property further benefits from the potential to extend.

## Outside

Outside to the front aspect there is a generous driveway which provides ample off road parking and also gives access to the brick built carport. To the rear aspect there is a South/West facing garden which wraps around the property and features a stunning entertainment area with a brick built barbeque/cooking area and ample ceramic tiling providing seating. There is also a block built summerhouse and the entire garden is enclosed by timber fencing throughout.

## Location

Mill Road, Mutford, Beccles, Lowestoft, NR34 7UP

## Viewing Arrangements

Viewing is strictly through Iconic Estate Agents on 01603 261104

## Services

Mains Drainage, Water, Oil Central Heating, Electricity and Broadband are all connected.

## Local Authority

East Suffolk Council, Riverside, 4 Canning Road, Lowestoft, NR33 0EQ  
Council Tax Band B

## Directions

Heading East from Norwich along the A146 take the right-hand turning onto New Road just before Barnby Nursery. The head toward Mutford taking a right onto Dairy Lane. Follow Dairy Lane until you take the left turn for Beccles Road. As you enter Mutford village the property can be found on the cross roads indicated by our For Sale Board

